

## Appendix B

### Consolidated Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed below.

| Ref No.                                                             | Mitigation Measure                                                                                                                                                       |
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| <b>Public Space (Crime Prevention Through Environmental Design)</b> |                                                                                                                                                                          |
| CPTED-1                                                             | CCTV to be implemented to monitor building and car park entrances and exits, building foyers, mail areas, and lift lobbies within all buildings as well as public plaza. |
| CPTED-2                                                             | Access control measures to be implemented to ensure restricted access to resident only areas including resident car parking areas.                                       |
| CPTED-3                                                             | Adequate lighting to be implemented to ensure that there are well-lit building facades, building and car park entrances and exits, and communal open spaces.             |
| CPTED-4                                                             | Clear signage recommended, including wayfinding signage to direct visitors to different building entrances and communal areas.                                           |
| CPTED-5                                                             | Regular maintenance of common spaces and landscaping recommended.                                                                                                        |
| CPTED-6                                                             | A fail-safe electronic door will be installed and linked to the fire alarm for automatic unlocking.                                                                      |
| CPTED-7                                                             | A Total Security Management Plan will be prepared to implement CPTED principles.                                                                                         |
| CPTED-8                                                             | Access to the east-west through-site link will be limited to business hours, with secure gates used to restrict public access outside operating hours.                   |
| <b>Trees and Landscaping</b>                                        |                                                                                                                                                                          |
| TL-1                                                                | All trees to be retained must be protected in accordance with AS4970-2009.                                                                                               |
| TL-2                                                                | All works within the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) areas will be carried out in consultation with the project Arborist.                      |
| TL-3                                                                | All underground services located within the TPZ of any retained tree will be installed via tree sensitive techniques.                                                    |
| TL-4                                                                | All excavations and root pruning must be completed in accordance with AS4373-2007 and AS4970-2009 and supervised by the project Arborist.                                |

| Ref No.                                     | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| TL-5                                        | If required, wounding or injury that occurs to a tree during construction will be assessed by the project Arborist.                                                                                                                                                                                                                                                                                                                                                      |
| <b>Ecologically Sustainable Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ESD-1                                       | Where practical, implement Solar PV with Battery Energy Storage System.                                                                                                                                                                                                                                                                                                                                                                                                  |
| ESD-2                                       | A Drought Management Plan will be prepared to implement measures during prolonged droughts.                                                                                                                                                                                                                                                                                                                                                                              |
| ESD-3                                       | If necessary, overflow system to be provided. Hydraulic engineers to check if systems can manage the increased flows.                                                                                                                                                                                                                                                                                                                                                    |
| ESD-4                                       | A Wet Weather Management Plan will be prepared and included in the facilities management contract.                                                                                                                                                                                                                                                                                                                                                                       |
| ESD-5                                       | Evacuation Plan to be prepared, including use of link to nearby hospitals for particularly vulnerable occupants.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Traffic, Transport and Accessibility</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| TTA-1                                       | Travel Plan Coordinator to implement the Green Travel Plan, which is provided within <b>Appendix T</b> .                                                                                                                                                                                                                                                                                                                                                                 |
| TTA-2                                       | Monitoring and review of the Green Travel plan to be conducted at regular intervals to demonstrate progress towards the proposed travel targets and objectives.                                                                                                                                                                                                                                                                                                          |
| TTA-3                                       | A detailed Construction Traffic Management Plan will be prepared with measures to reduce environmental impacts and harm during construction of the proposed development arising from construction traffic.                                                                                                                                                                                                                                                               |
| TTA-4                                       | Due to the surrounding local road restriction, service vehicles exceeding 15m long will only enter and exit the site via Corrimal Street. Truck movements will be restricted to a right-in/left-out only arrangement to and from Burelli Street.                                                                                                                                                                                                                         |
| TTA-5                                       | To ensure the pedestrian's safety, temporary fencings will be established along the construction site perimeter to cordon off the site from pedestrian movements along the site frontages and neighbouring properties where applicable. All construction-related traffic movements along the frontages will occur under the supervision of on-site trained personnel, with trucks escorted between the site access and associated frontages to ensure pedestrian safety. |
| <b>Biodiversity</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| B-1                                         | Prior to demolition a pre-clearing survey for microbats is to be conducted by a qualified Ecologist Consultant. If any individuals are found to be present, they are to be captured and relocated (following demolition works) into surrounding bushland after sunset.                                                                                                                                                                                                   |

| Ref No.                    | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| B-2                        | A qualified Ecologist Consultant will supervise the clearance of trees and shrubs (native and exotic) in order to capture, treat and/or relocate any displaced fauna.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| B-3                        | A Construction Environmental Management Plan will be prepared and will include, as a minimum, industry-standard measures for the management of soil, surface water, weeds and pollutants, as well as site-specific measures. The proposed mitigation measures would include environmental safeguards for protection of neighbouring properties and nearby waterways in accordance with relevant policy documentation and Government guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| B-4                        | Implementation and maintenance of Erosion and Sediment Control Plan, which is provided within <b>Appendix CC</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| B-5                        | During construction, temporary fencing will be erected around retained native vegetation that may incur indirect impacts on biodiversity values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| B-6                        | All storage, stockpile and laydown sites will be appropriately set away from any native vegetation that is planned to be retained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Noise and Vibration</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| NV-1                       | All future plant and equipment are to be acoustically treated to ensure the noise levels at all surrounding receivers comply with noise emission criteria detailed within <b>Appendix II</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| NV-2                       | Acoustic treatments to the building facade detailed in <b>Appendix II</b> include those required to ensure internal noise levels within the future dwellings of the project from the collection of waste will be acoustically acceptable and compliant with the recommended internal noise levels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| NV-3                       | Implementation of the following construction noise level mitigation measures: <ul style="list-style-type: none"> <li>Construction will be undertaken within the approved hours detailed within the Conditions of Consent.</li> <li>All plant and equipment will be maintained to ensure that they are in good working order.</li> <li>A register of complaints will be recorded in the event of complaints being received, including location, time of complaint, nature of the complaint and actions resulting from the complaint.</li> <li>If required, a noise level measurement of the offending plant item generating complaints will be conducted and noise mitigations undertaken to reduce noise levels to within Noise Management levels in the event magnitude of noise levels is found to be above suitable levels.</li> <li>The use of percussive and concrete sawing will be undertaken behind a closed façade when possible.</li> <li>The use of percussive equipment including hydraulic hammering will be limited such that they are not undertaken prior to 7:30am on weekdays and prior to 8:30am on Saturdays.</li> <li>Where possible any excavation to be undertaken on the site will include ripping of material.</li> </ul> |
| NV-4                       | Implementation of the below acoustic treatments, as necessary:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Ref No.                              | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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|                                      | <ul style="list-style-type: none"> <li>Use of alternative appliances to complete the required works which result in reduced noise impacts on surrounding neighbours.</li> <li>Period when noisy appliances are undertaken, such as undertaking noisy works on locations with the greatest distance to residential receivers during morning periods if possible.</li> <li>Construction of acoustic screening to permanently located high noise generating equipment such as pumps and generators.</li> <li>Scheduling of high noise generating works outside of noise sensitive periods if possible.</li> <li>Other site specific treatments and controls which may become possible once works commence.</li> </ul>              |
| NV-5                                 | <p>Acoustic treatments will be incorporated into dwellings adjoining noise-generating elements of the development to protect resident amenity, including:</p> <ul style="list-style-type: none"> <li>Dwellings adjacent to car parking, loading and access areas will incorporate wall constructions achieving a minimum acoustic rating of Rw 50 and floor constructions achieving a minimum acoustic rating of Rw + Ctr 50.</li> <li>Dwellings adjacent to lift shafts will incorporate wall constructions achieving a minimum acoustic rating of Rw + Ctr 50, including discontinuous wall construction with separated wall leaves and a minimum 20mm cavity to minimise the transmission of noise and vibration.</li> </ul> |
| <b>Ground and Water Conditions</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| GWC-1                                | Additional geotechnical and/or environmental investigations may be required following the demolition of the existing structures and excavation of soils.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Water Management</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| W-1                                  | Implementation of the Soil and Water Management Plan, which is provided within <b>Appendix CC</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| W-2                                  | <p>Trained personnel member to conduct regular inspections of all stormwater elements for maintenance.</p> <p>Inspections should be conducted immediately after every significant storm event.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| W-3                                  | A Construction Environmental Management Plan will be prepared and will guide stormwater management during the construction phase of development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| W-4                                  | All Rainwater tanks and overflows from the tank to be constructed at correct levels and storm filter chamber including cartridges to be installed correctly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Flood Risk</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| FR-1                                 | A Flood Risk Management Plan will be prepared based on off-site evacuation in a westerly direction along Burelli Street to higher areas or alternatively a shelter in place strategy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Contamination and Remediation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Ref No.                             | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| CR-1                                | Any soils impacted by residual contamination that may be present associated with the former land uses, will be excavated and removed from site as part of the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CR-2                                | It is recommended that inspections for the former site features, as identified in <b>Appendix V</b> , be undertaken during or following post demolition archaeological investigation. If remanent site features associated to the former tannery and blacksmiths are identified, a further intrusive investigation targeting the remnant site features and surrounds will be required for both contaminated land and waste classification purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CR-3                                | Further waste classification investigation will be undertaken following demolition of site structures and removal of surficial hardstand areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| CR-4                                | Following the complete removal of all fill, assessment will be undertaken to validate that natural materials have not been impacted by former site activities as part of a final assessment as to whether this material can be classified as VENM.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CR-5                                | An Unexpected Finds Policy will be prepared as part of the Construction Environmental Management Plan for future proposed earthworks and development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CR-6                                | Prior to demolition a hazardous building materials survey will be conducted as well as testing of the asphaltic concrete for the potential presence of coal tar.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Waste Management</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| WM-1                                | Implementation of the Operational Waste Management Plan, which is provided at <b>Appendix FF</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| WM-2                                | Implementation of the Construction and Demolition Waste Management Plan, which is provided at <b>Appendix GG</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| WM-3                                | Ongoing monitoring of waste management plans during construction and operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| WM-4                                | <p>In the event that any contaminated or hazardous materials are unexpectedly uncovered during demolition or excavation works, the following measures will apply:</p> <ul style="list-style-type: none"> <li>Contaminated material stockpiled on site will be minimised as far as possible and stored on HDPE liner, in a bunded location which is protected from inclement weather;</li> <li>Sediment fences will be installed around the base of stockpiles and the stockpiles will be covered. Where excavated material requires validations, samples will be taken for NATA laboratory testing as per the requirements of the contamination assessment prior to restoration works, backfilling exercises and disposal;</li> <li>Any trucks carrying contaminated materials will be securely and completely covered immediately after loading the materials (to prevent windblown emissions and spillage) and will be licensed by the NSW Environmental Protection Authority (EPA);</li> <li>Decontamination of all equipment prior to demobilisation from the site to ensure that contaminated materials are not spread off-site.</li> </ul> |
| <b>Aboriginal Cultural Heritage</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Ref No.                                   | Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                     |
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| ACH-1                                     | An Unexpected Finds Policy will be prepared as part of the Construction Environmental Management Plan to provide guidance on further assessment, consultation, and approvals, that may be required in the event of any unexpected finds of Aboriginal sites, objects, or archaeological deposits are identified during construction.                                                                   |
| ACH-2                                     | If any unanticipated Aboriginal objects are uncovered during the redevelopment of the site, all work must cease in the vicinity of the object and an area of at least one metre around the Aboriginal object secured and cordoned off using fencing and/or appropriate barriers. An archaeological consultant will provide further advice and work can only recommence when advised by the consultant. |
| ACH-3                                     | Following removal of the existing concrete in the carpark, an inspection of exposed ground is undertaken by a site officer from the Illawarra Local Aboriginal Land Council or South Coast People registered native title group.                                                                                                                                                                       |
| Environmental Heritage                    |                                                                                                                                                                                                                                                                                                                                                                                                        |
| EH-1                                      | If a Relic (as defined in the Heritage Act 1977) or human remains are unexpectedly discovered all works will cease immediately, Heritage NSW will be notified to provide further advice, and work will only recommence when advised by Heritage NSW.                                                                                                                                                   |
| Social Impact                             |                                                                                                                                                                                                                                                                                                                                                                                                        |
| SI-1                                      | A Construction Noise and Vibration Management Plan will be prepared to provide best practice measures to minimise any adverse effects generated during the construction phase.                                                                                                                                                                                                                         |
| SI-2                                      | Undertaking ongoing engagement with potentially sensitive receivers nearby would minimise the construction impacts to an appropriate degree and ensure the community is notified of proposed works, timing of works, waste removal and delivery servicing, and who to contact for complaints.                                                                                                          |
| SI-3                                      | Ensure deliveries and waste removal are conducted during permissible hours, to reduce any noise impacts for residents on the site, and at surrounding premises.                                                                                                                                                                                                                                        |
| SI-4                                      | A Construction Environment Management Plan will be prepared to provide traffic control mitigation measures to reduce traffic impacts, minimise any adverse effects generated during the construction phase, and promote sustainable travel options for future residents and visitors.                                                                                                                  |
| SI-5                                      | Application of CPTED principles at the detailed design stage to ensure the development reduces the potential for crime.                                                                                                                                                                                                                                                                                |
| Infrastructure Requirements and Utilities |                                                                                                                                                                                                                                                                                                                                                                                                        |
| IU-1                                      | Prior to the commencement of works written advice will be obtained from Sydney Water as well as the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.                                                                                  |

| Ref No.                             | Mitigation Measure                                                                                                                                                                                                          |
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| Construction, Operation and Staging |                                                                                                                                                                                                                             |
| COS-1                               | A Plan of Management will be prepared to ensure that there are standard policies and procedures in place to ensure the ongoing maintenance of the building and landscaped areas.                                            |
| COS-2                               | The staging of works will adhere to the relevant construction certificate and operation certificate.                                                                                                                        |
| Engagement                          |                                                                                                                                                                                                                             |
| E-1                                 | Ongoing engagement with the local community will be undertaken to ensure accurate information is provided about the proposal and so that any relevant matters or concerns from the community can be recorded and addressed. |